

HORIZON COMMERCIAL

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NUCLEAR POWER

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ENERGY WORKING FOR BRITAIN

Joint Planning Policy Unit
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 Bangor City Council Offices
 Ffordd Gwynedd
 Bangor
 Gwynedd
 LL57 1DT

12th April 2016

FAO Nia Haf Davies

DCRM Ref. No: HNP-S2-RI-LET-00031

Unique Number: HNP9060N

By e-mail: planningpolicy@gwynedd.gov.uk

Dear Nia

ANGLESEY AND GWYNEDD JOINT LOCAL DEVELOPMENT PLAN 2011-2026
HORIZON NUCLEAR POWER WYLFA LIMITED REPRESENTATIONS ON FOCUSED CHANGES
(FEBRUARY 2016)

Horizon Nuclear Power Wylfa Limited ("Horizon") welcomes the opportunity to comment on the Isle of Anglesey County Council and Gwynedd Council ("Councils") Joint Local Development Plan ("JLDP") Focussed Changes (February 2016) and to continue dialogue with the Councils as part of the latest JLDP consultation.

The publication of the Focussed Changes follows earlier consultation on the Deposit Draft JLDP in March 2015 where Horizon made representations that included a number of important and fundamental proposed changes to the JLDP. Horizon is also aware that the Councils have submitted the JLDP to the Welsh Government and Planning Inspectorate for Public Examination.

As you know, Wylfa Newydd and the associated development represents a multi-billion pound investment and it will not only provide secure low carbon electricity for many decades, but will create significant long term employment opportunities and economic benefits for Anglesey, Gwynedd and North Wales.

We are therefore fully invested in the future of Anglesey and is committed to continued working with the Councils to ensure that the JLDP provides an appropriate balance to recognition and support for the Wylfa Newydd with the communities' needs.

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We are pleased that a number of our proposed changes to the Deposit JLDP have been incorporated into the 'Focussed Changes' which serves to strengthen support in the JLDP for the Wylfa Newydd. However, we are concerned that a number of our fundamental proposed changes to the Deposit Draft JLDP have not been supported.

Our primary concern is the absence of a clear suite of Wylfa Newydd specific policies, which has not been addressed by the Focussed Changes. It is currently for the reader to wade through a significant number of policies to 'pick out' and appropriately balance those elements that are appropriate for assessing development at Wylfa Newydd. This significantly affects the ability of the policies to be easily interpreted, particularly by members of the public, and so undermines their effectiveness.

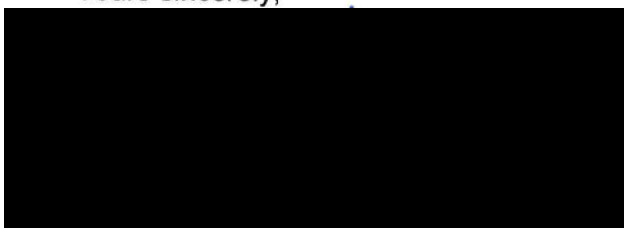
Accordingly, please find enclosed the following in support of our representations:

1. A summary note explaining the nature of Horizon's further representations; and
2. A schedule setting out additional specific representations as a result of the Focussed Changes. Horizon has agreed with the Councils that given the format of the 'Focussed Changes', its representations can be provided in tabular form for ease of reference against Horizon's representations on the Deposit Draft JLDP.

We would also like to confirm our desire to appear at the hearing sessions relevant to the representations set out in our enclosed responses.

We would stress again that these concerns are raised in a constructive manner and with a continued desire to work alongside your Councils to successfully advance the Wylfa Newydd. With this in mind, we would welcome an early opportunity to meet to discuss the contents of our latest representations with you and your officers.

Yours sincerely,



Kieran Somers
Head of Planning

Enc.

Signed Focussed Changes Representation Form 12.04.16

Horizon Focussed Changes Summary Notes 11.04.16



JLDP Additional Specific Representations Final V4 12.04.16

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	 <p>CYNGOR SIR YNYS MÔN ISLE OF ANGLESEY COUNTY COUNCIL</p>	<p>Defnydd swyddfa yn unig/ Office use only</p> <p>Rhif Cyn./Rep No.:</p> <p>Derbyniwyd/Received:</p> <p>Cydnabod/Acknowledged</p>
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Cynllun Datblygu Lleol ar y Cyd Adnau Ynys Môn a Gwynedd 2011-2026
FFURFLEN SYLWADAU NEWIDIADAU Â FFOCWS/
Anglesey and Gwynedd Deposit Joint Local Development Plan 2011-2026
FOCUSED CHANGES COMMENTS FORM

25/2/16.

Yn dilyn ymgynghoriad ar y Cynllun Datblygu Lleol ar y Cyd ar Adnau, mae Cyngorhau Gwynedd a Môn yn cynnig rhai 'Newidiadau â Ffocws.' Hoffem glywed eich barn ar y rhain.

Dylid defnyddio'r ffurflen hon ar gyfer yr holl sylwadau (h.y. sylwadau neu wrthwynebiadau). Mae fersiynau Uniongyrchol Ar-lein/Electronic a nodiadau cyfarwyddyd ar gael ar www.gwynedd.llyw.cymru/cdll neu www.anglesey.gov.uk/cdll. Os ydych yn cyflwyno copi ar bapur, dylech atodi tudalennau ychwanegol lle bod angen. Dylech lenwi ffurflenni ar wahân ar gyfer pob sylw yr hoffech ei wneud.

Sylwer bod RHAID i sylwadau fod yn ymwneud â'r Newidiadau â Ffocws yn unig, ac nid i agweddau eraill ar y Cynllun Datblygu Lleol ar y Cyd ar Adnau. Ni fydd sylwadau eraill yn derbyn sylw.

Mae'n rhaid derbyn eich sylwadau ddim hwyrach na 4.30yh ar yr 13 Ebrill 2016. NI FYDD SYLWADAU A DDERBYNNIR WEDI'R DYDDIAD YMA YN CAEL EU HYSTYRIED

Dychwelwch y ffurflenni at: **Uned Polisi Cynllunio ar y Cyd, Swyddfa Cyngor Dinas Bangor, Ffordd Gwynedd, Bangor, Gwynedd, LL57 1DT neu polisicynllunio@gwynedd.gov.uk**

Diogelu Data - Mae gan y ffurflen hon ddwy ran: Rhan A (Manylion Personol) a Rhan B (Eich sylw). Sylwer mai Rhan B yn unig fydd ar gael i'r cyhoedd a chaiff ei hanfon at yr Arolygiaeth Gynllunio.

Mae'n bosib derbyn ffurflenni sylwadau ychwanegol gan yr Uned Polisi Cynllunio ar y Cyd drwy ffonio 01286 685003 neu gellir eu llawr lwytho o wefan y Cyngor yn: www.gwynedd.llyw.cymru/cdll neu

Following consultation on the Deposit Joint Local Development Plan (LDP), Anglesey and Gwynedd Councils are proposing some 'Focussed Changes'. We would like your views on these.

This form should be used for all representations (i.e. comments or objections). Direct Online/Electronic versions and guidance notes are available at www.gwynedd.llyw.cymru/ldp or www.anglesey.gov.uk/ldp. If you are submitting a paper copy, attach additional sheets as necessary. **Separate forms should be completed for each comment that you wish to make.**

Please note that representations MUST relate only to the Focussed Changes, and not to other aspects of the Deposit Joint Local Development Plan. Other representations will be disregarded.



Your representations must be received by no later than 4.30pm on the 13 April 2016. REPRESENTATIONS RECEIVED AFTER THIS TIME WILL NOT BE CONSIDERED

Please return forms to: **Joint Planning Policy Unit, Bangor City Council Offices, Ffordd Gwynedd, Bangor, Gwynedd, LL57 1DT or planningpolicy@gwynedd.gov.uk**

Data Protection - This form has two parts: Part A (Personal details) and Part B (Your representation). Please note that only Part B will be made publicly available and will be forwarded to the Planning Inspectorate.

Additional representation forms can be obtained from the Joint Planning Policy Unit on 01286 685003 or may be downloaded from the Council's web site at: www.gwynedd.llyw.cymru/ldp or

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		<p>Defnydd swyddfa yn unig/ <i>Office use only</i></p> <p>Rhif Cyn./Rep No.:</p> <p>Derbyniwyd/Received:</p> <p>Cydnabod/Acknowledged</p>
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Cynllun Datblygu Lleol ar y Cyd Adnau Ynys Môn a Gwynedd 2011-2026
FFURFLEN SYLWADAU NEWIDIADAU Â FFOCWS/
Anglesey and Gwynedd Deposit Joint Local Development Plan 2011-2026
FOCUSSED CHANGES COMMENTS FORM
25/2/16.

RHAN B: Eich Sylwadau a Newidiadau a Awgrymir PART B: Your Comments and Suggested Changes	
Eich enw/Sefydliad: Your name/Organisation:	Horizon Nuclear Power Wylfa Limited

1. Ar ba Newid â Ffocws yr ydych chi'n gwneud sylwadau? (Cofiwch defnyddio un ffurflen ar gyfer pob cynrychiolaeth)
1. Which Focussed Change are you commenting on? (Remember to use one form for each representation)

Rhif y Newid â Ffocws (NF) Focussed Change Number (NF)	All	Cefnogi/ Support	<input type="checkbox"/>	Gwrthwynebu/ Object	<input type="checkbox"/>
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2. Cyn i chi esbonio eich sylwadau'n fanwl, byddai'n dda gwybod os ydych yn credu fod y Cynllun yn gadarn a'i pheidio, o ganlyniad i'r Newidiadau â Ffocws, neu a ydych o'r farn bod rhannau ohono neu bob rhan ohono ddim yn gadarn a bod angen ei newid.
 I gael rhagor o wybodaeth am gadernid a gofynion gweithdrefnol, gweler y nodiadau cyfarwyddyd. Os ydych yn ansicr, gadewch y rhan yma yn wag.

2. Before you set out your comments in detail, it would be helpful to know whether you think that, as a result of the Focussed Changes, the Plan is sound or that all or parts of it are unsound.
 For more information on soundness and procedural requirements, see the guidance notes. If you are unsure, leave this section blank.

Cadarn/Sound	<input type="checkbox"/>	Dim yn gadarn ac dylid ei newid/Unsound and should be changed	<input checked="" type="checkbox"/>
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3. Rhowch fanylion eich sylwadau ar y Newid â Ffocws yn y blwch nesaf.
 Esboniwch pam rydych yn gwrthwynebu neu'n cefnogi'r Newid â Ffocws a nodir a pha newidiadau sydd eu hangen i'r Newid â Ffocws i wneud y Cynllun yn gadarn. Dylech gynnwys yr holl wybodaeth, tystiolaeth a gwybodaeth ategol sy'n angenrheidiol i gefnogi eich sylw. Bydd hyn yn helpu'r Awdurdod a'r Arolygydd i ddeall y materion y byddwch yn eu codi. Ni fyddwch yn gallu cyflwyno rhagor o wybodaeth i'r Archwiliad

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dim ond os bydd yr Arolygydd yn eich gwahodd i wneud hynny.

3. Please provide details of your representation on the Focussed Change in the next box.

Explain why you object to or support the identified Focussed Change and outline what changes are needed to the Focussed Change to make the Plan sound. Include all the information, evidence and supporting information necessary to support your representation. This will help the Authority and the Inspector to understand the issues you raise. You will only be able to submit further information to the Examination if the Inspector invites you to do so.

Please refer to the attached schedule of "Additional Specific Representations to Focussed Changes"

Defnyddiwch dudalennau ychwanegol os bydd angen.
Nodwch faint o dudalennau ychwanegol rydych wedi'u defnyddio.....
*Please use additional sheet if necessary.
Please state how many additional sheets have been used.....*

4. Os yw eich sylw yn 3 yn fwy na 100 o eiriau, darparwch grynodeb os gwelwch yn dda (dim mwy na 100 o eiriau).

4. If your response to 3 above exceeds 100 words, please provide a summary (no more than 100 words).

Please refer to the attached schedule of "Additional Specific Representations to Focussed Changes"

5. A ydych am i'ch sylwadau gael eu hystyried fel 'sylwadau ysgrifenedig' neu a hoffech siarad mewn sesiwn gwrandawriad yn yr Archwiliad Cyhoeddus? (Ticiwch un o'r isod)

Ar y cam hwn, gallwch wneud sylwadau'n ysgrifenedig yn unig (gelwir y rhain yn 'sylwadau ysgrifenedig'). Fodd bynnag, gall pawb sydd am newid y Cynllun ymddangos gerbron yr Arolygydd a siarad mewn 'sesiwn gwrandawriad' yn ystod yr Archwiliad Cyhoeddus. Ond dylech gofio y bydd yr Arolygydd yn rhoi'r un pwysau ar eich sylwadau ysgrifenedig ar y ffurflen hon â'r rheiny a wneir ar lafar mewn sesiwn gwrandawriad. Sylwer, bydd yr Arolygydd yn dewis y weithdrefn fwyaf priodol er mwyn darparu ar gyfer y rhai sydd eisiau rhoi tystiolaeth lafar.

5. Do you want your comments to be considered by 'written representations' or do you want to speak at a hearing session of the Public Examination? (Please tick one of the following)

At this stage, you can only make comments in writing (these are called 'written representations'). However, everyone that wants to change the Plan can appear before and speak to the Inspector at a 'hearing session' during the Public Examination. But you should bear in mind that your written comments on this form will be given the same weight by the Inspector as those made verbally at a hearing session. Please note that the Inspector will determine the most appropriate procedure for accommodating those who want to provide oral evidence.

Nid wyf am siarad mewn sesiwn gwrandawriad ac rwyf yn fodlon i'm sylwadau

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ysgrifenedig gael eu hystyried gan yr Arolygydd. <i>I do not want to speak at a hearing session and am happy for my written comments to be considered by the Inspector.</i>	
Hoffwn siarad mewn sesiwn gwrandawriad. <i>I want to speak at a hearing session.</i>	<input checked="" type="checkbox"/>

<p>6. Os hoffech siarad, cadarnhewch pam rydych yn ystyried ei bod hi'n angenrheidiol i chi siarad yn y Gwrandawriad.</p> <p><i>6. If you wish to speak, please confirm which part of your representation you wish to speak to the Inspector about and why you consider it to be necessary to speak at the Hearing.</i></p>
<p>Please refer to the attached schedule of "Additional Specific Representations to Focussed Changes". In particular, the JDLP needs to provide sufficiently clear policies to support and provide the necessary control for significant elements of the Wylfa Newydd Project.</p>

<p>7. Os ydych am siarad, byddai'n ddefnyddiol pe gallech nodi ym mha iaith hoffech chi gael eich clywed? (Ticiwch un o'r isod)</p> <p><i>6. If you wish to speak, it would be helpful if you could indicate in which language you would like to be heard. (Please tick one of the following boxes)</i></p>				
<table border="1" style="width: 100%;"> <tr> <td>Hoffwn i gael fy nghlywed yn Gymraeg <i>I wish to be heard in Welsh</i></td> <td style="text-align: center;"><input type="checkbox"/></td> </tr> <tr> <td>Hoffwn i gael fy nghlywed yn Saesneg <i>I wish to be heard in English</i></td> <td style="text-align: center;"><input checked="" type="checkbox"/></td> </tr> </table>	Hoffwn i gael fy nghlywed yn Gymraeg <i>I wish to be heard in Welsh</i>	<input type="checkbox"/>	Hoffwn i gael fy nghlywed yn Saesneg <i>I wish to be heard in English</i>	<input checked="" type="checkbox"/>
Hoffwn i gael fy nghlywed yn Gymraeg <i>I wish to be heard in Welsh</i>	<input type="checkbox"/>			
Hoffwn i gael fy nghlywed yn Saesneg <i>I wish to be heard in English</i>	<input checked="" type="checkbox"/>			

DIOLCH AM EICH SYLWADAU AM Y NEWIDIADAU Â FFOCWS/ THANK YOU FOR YOUR COMMENTS ON THE FOCUSED CHANGES

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Nodiadau cyfarwyddyd	Guidance notes
<p>Bydd Cynllun Datblygu Lleol Gwynedd a Môn ar y Cyd yn cael ei archwilio gan Arolygydd annibynnol a benodir gan Lywodraeth Cymru. Gwaith yr Arolygydd yw ystyried a yw'r Cynllun yn bodloni gofynion gweithdrefnol ac a yw'n gadarn.</p> <p>Gellir ystyried 'Cadarn' yn y cyd-destun hwn o fewn ei ystyr arferol o 'dangos barnu da' a 'gellir ymddiried ynddo'. Y cwestiynau neu'r 'profion' y bydd yr Arolygydd yn eu hystyried wrth benderfynu a yw'r Cynllun yn gadarn yw:</p> <ol style="list-style-type: none"> 1. A yw'r cynllun yn ffitio? (h.y. a yw'n gyson â chynlluniau eraill?) 2. A yw'r cynllun yn briodol? (h.y. a yw'n briodol ar gyfer yr ardal yng ngoleuni'r dystiolaeth?) 3. A fydd y cynllun yn cyflawni? (h.y. a yw'n debygol o fod yn effeithiol?) <p>Darperir rhagor o wybodaeth am y profion cadernid a'r gofynion gweithdrefnol yn Arweiniad Gweithdrefnol ar Archwiliadau Cynllun Datblygu Lleol yr Arolygiaeth Gynllunio.</p> <p>Wedi ymgynghori ar fersiwn adneuo'r Cynllun Datblygu Lleol, mae Cynghorau Gwynedd a Môn yn gwneud nifer gyfyngedig o Newidiadau â Ffocws er mwyn gwneud y Cynllun yn gadarn cyn iddo gael ei archwilio. Ymgynghorir ar y newidiadau rwan. Caiff unrhyw ymatebon eu hanfon ymlaen yn uniongyrchol at yr Arolygydd Cynllunio.</p> <p>Os ydych yn gwrthwynebu Newid â Ffocws, dylech ddweud pam nad yw'n gwneud y Cynllun yn gadarn a sut dylid newid y Newid â Ffocws er mwyn gwneud y Cynllun yn gadarn.</p> <p>Lle rydych yn cynnig newid i'r Newid â Ffocws byddai'n ddefnyddiol egluro pa brawf (profion) cadernid rydych yn credu ei fod yn methu. Fydd methu adnabod prawf ddim yn golygu na chaiff eich sylw ystyriaeth, cyn belled â'i fod yn ymwneud a'r Newidiadau â Ffocws. Dylech gynnwys eich holl sylwadau ar y ffurflen, gan ddefnyddio dogfennau ychwanegol a thystiolaeth ategol lle bod angen.</p>	<p><i>The Joint Anglesey and Gwynedd Local Development Plan (LDP) will be examined by an independent Inspector appointed by the Welsh Government. It is the Inspector's job to consider whether the Plan meets procedural requirements and whether it is sound.</i></p> <p><i>'Sound' may be considered in this context within its ordinary meaning of 'showing good judgement' and 'able to be trusted'. The questions or 'tests' which the Inspector will consider in deciding whether the Plan is sound are:</i></p> <ol style="list-style-type: none"> <i>1. Does the plan fit? (i.e. is it consistent with other plans?)</i> <i>2. Is the plan appropriate? (i.e. is it appropriate for the area in the light of the evidence?)</i> <i>3. Will the plan deliver? (i.e. is it likely to be effective?)</i> <p><i>More information on the soundness tests and procedural requirements is provided in the Planning Inspectorate's Local Development Plan Examinations Procedural Guidance.</i></p> <p><i>Having consulted on the Deposit version of the Local Development Plan, Anglesey and Gwynedd Councils are making a limited number of 'Focussed Changes' to make the Plan sound before it is examined. These changes are being consulted upon now. Any responses will be forwarded directly to the Planning Inspector.</i></p> <p><i>If you are objecting to a Focussed Change, you should say why you think it makes the Plan unsound, and how the Focussed Change should be amended to make the Plan sound.</i></p> <p><i>Where you propose an amendment to a Focussed Change it would be helpful to make clear which test(s) of soundness you believe it fails. Failing to identify a test will not mean that your comment will not be considered, providing it relates to the Focussed Changes. You should include all your comments on the form, using accompanying documents and supporting evidence where necessary.</i></p>

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Dychwelwch y ffurflen i: **Uned Polisi Cynllunio ar y Cyd, Swyddfa Cyngor Dinas Bangor, Ffordd Gwynedd, Bangor, Gwynedd, LL57 1DT** neu polisicynllunio@gwynedd.gov.uk erbyn 4.30yh ar 13/4/16

Please return the form to: **Joint Planning Policy Unit, Bangor City Council Offices, Ffordd Gwynedd, Bangor, Gwynedd, LL57 1DT** or planningpolicy@gwynedd.gov.uk by 4.30pm on 13/4/16

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CYNLLUN DATBLYGU LLEOL AR Y CYD ADNAU YNYS MÔN A GWYNEDD 2011-2026 ANGLESEY AND GWYNEDD DEPOSIT JOINT LOCAL DEVELOPMENT PLAN 2011-2026

HORIZON NUCLEAR POWER WYLFA LIMITED REPRESENTATIONS TO FOCUSED CHANGES (APRIL 2016)

a) Introduction

- 1.1 Horizon Nuclear Power Wylfa Limited (“Horizon”) welcomes the opportunity to comment on the Isle of Anglesey County Council and Gwynedd Council (“Councils”) Joint Local Development Plan (“JLDP”) Focussed Changes (February 2016).
- 1.2 The publication of the Focussed Changes follows earlier consultation on the Deposit Draft JLDP in March 2015 where Horizon made representations that included a number of important and fundamental proposed changes to the JLDP.
- 1.3 Horizon is also aware that the Councils have submitted the JLDP to the Welsh Government and Planning Inspectorate for Public Examination.
- 1.4 Horizon is advancing proposals for the construction and operation of a new nuclear power station at Wylfa (“Wylfa Newydd”). As outlined in Horizon’s representations to the Deposit Draft JLDP, Wylfa Newydd and the associated development (“Wylfa Newydd Project” or “Project”) is likely to be one of the biggest, if not the biggest, energy investment in Wales. Horizon is therefore fully invested in the future of Anglesey and welcomes continued dialogue with the Councils as part of the latest JLDP consultation.
- 1.5 Accordingly, please find enclosed a table of representations entitled ‘Additional Specific Representations to Focussed Changes’ setting out Horizon’s detailed comments to the Focussed Changes.
- 1.6 Horizon has agreed with the Councils that given the format of the Focussed Changes, its representations are provided in tabular form for ease of reference against Horizon’s representations on the Deposit Draft JLDP.
- 1.7 Horizon’s representations have particular regard to the Government’s requirements relating to soundness and legal compliance, further emphasised in national planning policy as set out in Planning Policy Wales (Edition 8, 2016) (“PPW”). The accompanying table provides Horizon’s detailed comments, sets out whether Horizon considers that the Focussed Changes meet the soundness tests, and makes recommendations including, where appropriate, proposed changes to the JLDP.

b) Representations to the JLDP Focussed Changes

- 1.8 Horizon is pleased that a number of its proposed changes to the Deposit Draft JLDP have been incorporated into the Focussed Changes which seeks to strengthen support in the JLDP for the Wylfa Newydd Project. Horizon considers this to be a positive move, particularly as Wylfa is identified within the National Infrastructure Plan 2014 (published December 2014) as a ‘Top 40 priority infrastructure investments’ energy project in the UK. It is crucial therefore that the JLDP recognises and reinforces the importance of the Wylfa Newydd Project.

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- 1.8 Horizon is concerned however that the Wylfa Newydd specific policies it proposed to the Deposit Draft JLDP have been rejected by the Councils and have not been incorporated as part of the Focussed Changes. A copy of the proposed Wylfa Newydd specific policies, which are proposed to sit beneath draft Policy PS9, are provided at Appendix of this note for ease of reference.
- 1.9 Horizon considers that the magnitude, timing (the duration of the Project) and national context of the Wylfa Newydd Project justifies the need for a clear suite of Wylfa Newydd specific policies enshrined in the Development Plan, rather than any Wylfa specific Supplementary Planning Guidance alone, to recognise the unique status of the Project.
- 1.10 Horizon considers that the emerging JLDP (as amended by the Focussed Changes) does not provide a sufficiently clear policy framework to support and provide the necessary control for significant elements of the Wylfa Newydd Project. It is critical that there is a clear suite of policies against which the Councils can determine applications where they are the decision maker and make representations where they are a consultee, i.e. for the DCO. It is particularly important that the policies perform this joint role given the emerging changes in the draft Wales Bill, which are now likely to include the option to combine the consenting process for associated development for major electricity generating projects (over 350MW) in Wales within the DCO regime.
- 1.11 As Horizon explained in its original representations to the Deposit Draft JLDP, in Wales the consent regime for Nationally Significant Infrastructure Projects (“NSIP’s”) operates alongside the town and country planning regime. While Wylfa Newydd itself will therefore be determined under the Planning Act 2008, a significant amount of development will need to come forward under the Town and Country Planning Act 1990 (as amended) (“TCPA”) as associated development in connection with the Project (or through the DCO if the changes currently proposed through the draft Wales Bill come into effect).
- 1.12 Crucially, Horizon anticipates the need for TCPA applications for associated development to be consented early will become increasingly necessary. This is because examining authorities for Welsh DCO’s continue to put increasing pressure on developers to have their TCPA applications approved by the time of DCO examination to provide certainty and to ensure that there is no impediment for bringing forward such important and significant infrastructure projects. It is critical therefore that the JLDP provides the appropriate planning policy framework so as not to create a barrier or unnecessary hurdles for applications for associated development proposed in connection with the Project.
- 1.11 For those reasons, Horizon strongly urges the Councils to reconsider incorporating the proposed Wylfa Newydd specific policies as part of the JLDP. Incorporating the proposed Wylfa Newydd specific policies provides an opportunity for those policies to clarify, where appropriate, where the Wylfa Newydd specific policies carry greater weight or create exceptions to other policies in the JLDP while still providing a robust assessment framework.
- 1.12 As currently drafted however, Horizon considers the draft JLDP policies to be insufficiently flexible and lacking the clarity required by planning policies to appropriately assess planning application proposals for associated development. As currently drafted it is for the reader to wade through a significant number of policies to ‘pick out’ and appropriately balance those elements that are appropriate for assessing development at Wylfa Newydd. This significantly affects the ability of the policies to be easily interpreted, particularly by members of the public, and undermines their effectiveness.

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- 1.13 Horizon made it clear that its representations to the Deposit Draft JLDP were based on those Wylfa Newydd site specific policies being incorporated into the future JLDP. It therefore reserved its right to make further representations/comments to any future consultation such as these Focussed Changes if that was not accepted. This meant that it was able to take a lighter touch approach to commenting on the remainder of the Deposit Draft JLDP on the basis that the Wylfa Newydd specific policies would establish the primary relevant policies for the Project.
- 1.14 It was for those reason that Horizon’s representations for the JLDP did not comment in any detail (nor seek specific amendments) on a number of other policies, which would in the absence of Wylfa Newydd site specific policies, form the policy context for the Project.
- 1.15 As the Focussed Changes do not incorporate the Wylfa Newydd site specific policies proposed in Horizon’s representations to the Deposit Draft JLDP, the enclosed table now proposes specific and fundamental changes to a number of policies including: ISA2, ISA3, ISA5, ARNA1, CYF1, CYF2, CYF4, PS12, MAN6, Chapter 7.4, TAI2, TIA3, PS14, PS16 and MWYN9. While Horizon remains of the view that the inclusion of Wylfa Newydd site specific policies is the most robust way forward, in the event the Councils do not do so it is crucial that the JLDP is further amended so that there is a clear distinction between those policies that relate to general application proposals and those that relate to the Wylfa Newydd Project (associated development in particular) to ensure that the JLDP is sufficiently flexible and that there is a clear mechanism for implementing JLDP policies in relation to the Project. To that end, Horizon now makes representations that some policies should specifically exclude the Wylfa Newydd Project where they are potentially too restrictive if applied to associated development proposed in connection with the Project. In these cases, Horizon have proposed alternative wording which would be more appropriate to apply to the primarily temporary and bespoke associated development uses proposed as part of the Project.

c) Soundness Test

- 1.16 PPW stresses the need for Local Development Plans (LDP’s) to meet the three soundness tests which comprise:
- Does the plan fit? (i.e. is it clear that the LDP is consistent with the other plans?)
 - Is the plan appropriate? (i.e. is the plan appropriate for the area in the light of the evidence?)
 - Will the plan deliver? (i.e. is it likely to be effective?)
- 1.17 The Deposit Draft JLDP set out ten criteria for assessing soundness, which Horizon assumes also apply to the Focussed Changes. These are referred to, in summary and where relevant, in the accompanying table of representations.
- 1.18 In its current form, Horizon does not consider that the JLDP meets the soundness tests because:
- The policies do not create a coherent framework of policies in respect of associated development that will be promoted in connection with the Wylfa Newydd Project and is at odds with the Planning and Compulsory Purchase Act 2004. The JLDP does not therefore meet the “Does the plan fit?” soundness test (soundness test CE1 of the Deposit Draft JLDP).

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- The policies are not realistic or appropriate having considered relevant alternatives and could constrain the ability of the plan to adapt to changes in the number and type of major infrastructure projects associated with the Wylfa Newydd Project. The JLDP therefore fails to meet the “Is the Plan appropriate?” soundness test (soundness test CE2 in the Deposit Draft JLDP).
- The JLDP is insufficiently flexible to appropriately provide for associated development. In order for the JLDP to be effective, Horizon considers it fundamental that the JLDP include Wylfa Newydd specific policies as proposed at the Deposit stage. In the absence of such specific policies, further focussed changes are required to other relevant policies to ensure that they are fit for purpose for determining applications for associated development proposed in connection with the Project and for providing consultation responses in relation to the DCO application.

1.19 As currently drafted, Horizon considers that the draft JLDP does not meet the three soundness tests and does not therefore provide the appropriate and necessary planning policy framework for the Wylfa Newydd Project.

1.20 Horizon urges the Councils to incorporate the Wylfa Newydd site specific policies and proposed changes to ensure that there is a clear planning policy framework so as to help realise (and not create a barrier to) the very urgent need for new nuclear power generation in the UK.

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					<p>If a Wylfa Newydd specific policy is not supported, Horizon therefore proposes the following amendments in order to make the Plan sound:</p> <p>Add the following wording at the end of policy PS12:</p> <p><u>“For the avoidance of doubt, the above policy does not relate to retail and leisure facilities coming forward as part of large scale Temporary Construction Worker Accommodation delivered in connection with the Wylfa Newydd Project.</u></p> <p><u>New retail and leisure facilities on large scale Temporary Construction Worker Accommodation sites, where the Council are the decision makers, will be granted where they are required to address an identified impact or additional demand for such facilities.”</u></p>
40.	Chapter 7 Managing growth and Development – Economy and regeneration	Policy MAN6: ‘Retailing in the Countryside’	<p>It is not clear whether this policy would apply to any retail development included within temporary worker accommodation sites.</p> <p>Rather than seek for specific amendments to this policy, Horizon proposes to rely on the Wylfa Newydd specific policies proposed above which would be the relevant policies against which to determine associated development applications. For this reason Horizon is not proposing specific exclusion to its associated development from this policy.</p>	-	<p>No – Horizon considers that it is still not clear whether Policy MAN6 would apply to any retail development included within Temporary Construction Worker Accommodation sites.</p> <p>Horizon still considers it fundamental that the Plan include specific policies for the Wylfa Newydd Project in order for the Plan to be effective and appropriate and meet the soundness tests in PPW.</p> <p>As the Focussed Changes do not include specific policies for the Wylfa Newydd Project, further focussed changes are required to the other relevant policies to make sure that they are fit for purpose for determining applications for associated development (i.e. Temporary Construction Worker Accommodation) coming forward as part of the Project and for providing consultation responses in relation to the DCO application.</p> <p>If these Wylfa Newydd specific policies are not to be incorporated then Horizon considers it imperative that Policy MAN6 be reworded in order to specifically exclude small scale retail facilities coming forward as part of Wylfa Newydd associated development (i.e. Temporary Construction Worker Accommodation) from this policy.</p> <p>If a Wylfa Newydd specific policy is not supported, Horizon therefore proposes the following amendments in order to make the Plan sound:</p> <p>Add the following wording at the end of policy MAN6:</p> <p><u>7. “The facility is provided to meet a local need generated by Temporary Construction Worker Accommodation delivered in connection with the Wylfa Newydd Project.”</u></p>
41.	Chapter 7 Managing growth and Development – Supply and Quality of housing	Whole of Chapter 7.4	<p>Horizon requests that clarification be provided as to which of the policies in Chapter 7.4 are intended to apply to the Wylfa Newydd worker accommodation strategy and, more specifically, which aspects of the worker accommodation.</p> <p>Rather than seek for specific amendments to the policies within this chapter, Horizon proposes to rely on the Wylfa Newydd specific policies proposed above which would be the relevant policies against which to make consultation responses to the DCO application and to determine associated development applications. For this reason</p>	-	<p>No – Horizon consider that the only element of Chapter 7.4 which should apply to the Wylfa Newydd worker accommodation strategy and, more specifically, aspects of the worker accommodation is Policy TAI3.</p> <p>Focused Change Ref: NF 63 amends paragraph 7.4.13 to include the sentence, <u>“In addition vacant / under used buildings could be one of the options to contribute towards meeting part of the need for Temporary Construction Worker Accommodation”</u>. Whilst Horizon does not object to this change, it considers that the potential to use existing buildings to accommodate construction workers is limited</p>

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			Horizon is not proposing specific exclusion to its associated development from this policy.		<p>and, depending on the location of these buildings, could result in adverse traffic impacts.</p> <p>Horizon suggests that proposed Wylfa Newydd specific policies WNP1, WNP2, WNP3 and WNP4 be incorporated into the Plan. These would then be the relevant policies against which to make consultation responses to the DCO application and to determine associated development applications.</p> <p>However, if these Wylfa Newydd specific policies are not to be incorporated into the Plan then Horizon considers that the following amendments are required to make the Plan sound:</p> <p><u>Add a new paragraph 7.4.11 after 7.4.10:</u></p> <p><u>“For the avoidance of doubt, the only policy in this chapter which applies to Temporary Construction Worker Accommodation delivered in relation to the Wylfa Newydd Project is Policy TAI3, which relates to the provision of purpose built accommodation for construction workers.”</u></p>
42.	Chapter 7 Managing growth and Development – Supply and Quality of Housing	Policy TAI2: ‘Subdivision of existing properties to self-contained flats & Houses in Multiple Occupation (HMOS)’	Rather than seek for specific amendments to this policy, Horizon proposes to rely on the Wylfa Newydd specific policies proposed above which would be the relevant policies against which to make consultation responses to the DCO application and to determine associated development applications. For this reason Horizon is not proposing specific exclusion to its associated development from this policy.	-	<p>No – Horizon suggests that proposed Wylfa Newydd specific policies WNP1, WNP2, WNP3 and WNP4 are incorporated into the Plan, in order for the Plan to be effective and appropriate and meet the soundness tests in PPW.</p> <p>These would then be the relevant policies against which to make consultation responses to the DCO application and to determine associated development applications.</p> <p>As the Focussed Changes do not include the specific policies for Wylfa Newydd previous advocated by Horizon, further focussed changes are required to the other relevant policies to make sure that they are fit for purpose for determining applications for associated development (i.e. Temporary Construction Worker Accommodation) coming forward as part of the Project and for providing consultation responses in relation to the DCO application.</p> <p>However, if these Wylfa Newydd specific policies are not to be incorporated into the Plan then Horizon considers that the change set out above is required to make it clear that only Policy TAI3 will apply to the Temporary Construction Worker Accommodation), in order to make the Plan sound.</p>
43.	Chapter 7 Managing growth and Development – Supply and Quality of Housing	Policy TAI3: ‘New build purpose built accommodation, Housing in Multiple Occupation and other housing with shared facilities for transient construction workers’	<p>On the basis of the Wylfa Newydd specific policies proposed above, references in this policy to "transient construction workers" should be deleted; the policies in this respect should be replaced by the Wylfa Newydd specific policies.</p> <p>As to the rest of policy TAI3 too, rather than seek for specific amendments to the policy, which is too prescriptive to enable the facilities Horizon will require, Horizon proposes to rely on the Wylfa Newydd specific policies proposed above which would be the relevant policies against which to make consultation responses to the DCO application and to determine associated development applications. For this reason Horizon is not proposing</p>	-	<p>No – Horizon considers that the elements of Policy TAI3 which refer to “temporary construction workers” should be deleted and replaced with Wylfa Newydd specific Policies WNP1, WNP2, WNP3 and WNP4. These would then be the relevant policies against which to make consultation responses to the DCO application and to determine associated development applications.</p> <p>However, if these Wylfa Newydd specific policies are not to be incorporated into the Plan then Horizon considers that the following amendments are required to make the Plan sound:</p> <p>Horizon’s view is that the provision of Temporary Construction Worker Accommodation delivered in connection with the Wylfa Newydd Project would be more appropriately dealt with as part of a suite of policies setting out the way in which associated development will be considered by the Local Planning Authority, either where they</p>